

For Sale



633 Main Street, Canmore

- Asking \$3,590,000 plus applicable GST
 - Rare opportunity to develop in downtown Canmore
 - 6,594 sf (50' x132'') lot with older, 963 sf building
 - Zoned Town Centre (TC), excerpt from Land Use Bylaw attached
 - Excellent location mid-block on Main Street
 - Current lease in place until December 31, 2028
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- *E& O E; this material is based on information provided by the Vendor*
 - *For further details, please call 403-678-8553*

Excerpt from Land Use Bylaw (full excerpt on following pages)

4.1 TC: Town Centre District

Purpose to provide for a broad range of commercial, entertainment, cultural, and residential uses in mixed-use buildings and to serve as a focal point for community business and civic activities.

Permitted Uses: Amusement Arcade, Apartment building, Arts and Crafts Studio, Convention Facility, Cultural Establishment, Dwelling Unit (above the ground floor), Eating & Drinking Establishment, Employee Housing, Entertainment Establishment, Financial institution, Home occupation – Class 1, Laundry Facility, Medical Clinic, Open space, Personal Service Business, Public Building, Public Utility, Retail sales, Visitor accommodation

Discretionary Uses: Accessory Building, Administrative/Sales office, Athletic and Recreational Facility, Indoor Cannabis Retail store, Common Amenity Housing, Day Care, Educational Institution, Home occupation – Class 2, Hostel, Liquor store Logging operation, Office, Printing establishment, Taxi stand, temporary Business Transportation terminal.



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04 COMMERCIAL LAND USE DISTRICTS

4.1 TC TOWN CENTRE DISTRICT

Purpose

To provide for a broad range of commercial, entertainment, cultural, and residential uses in mixed-use buildings and to serve as a focal point for community business and civic activities.

4.1.1 Permitted Uses

Amusement Arcade
Apartment Building
Arts and Crafts Studio
Convention Facility
Cultural Establishment
Dwelling Unit (above the ground floor)
Eating and Drinking Establishment
Employee Housing
Entertainment Establishment
Financial Institution
Home Occupation – Class 1
Laundry Facility
Medical Clinic
Open Space
Personal Service Business
Public Building
Public Utility
Retail Sales
Visitor Accommodation

4.1.2 Discretionary Uses

Accessory Building
Administrative/Sales Office
Athletic and Recreational Facility, Indoor
Cannabis Retail Store
Common Amenity Housing
Day Care
Educational Institution
Home Occupation – Class 2
Hostel
Liquor Store
Logging Operation
Office
Printing Establishment
Taxi Stand
Temporary Business
Deleted [2024-04]
Transportation Terminal

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4.1.3 Regulations

- 4.1.3.1 The minimum site area shall be 300.0 m².
- 4.1.3.2 The minimum site width shall be 7.6 m.
- 4.1.3.3 The maximum FAR shall be 2.0.
- 4.1.3.4 The minimum FAR shall be 1.25.
- 4.1.3.5 The front yard setback shall be 1.0 m, as illustrated in Figure 4.1-1.
- 4.1.3.6 The minimum rear yard setback shall be 5.4 m except for double-frontage lots, where the rear yard setback shall be determined by the Development Authority.
- 4.1.3.7 The minimum side yard setback shall be zero except when adjacent to a residential district, where the setback shall be 1.5 m for portions of the building above the ground floor.
- 4.1.3.8 The maximum building height shall be 11.0 m with a maximum eaveline height of 7.0 m.
- 4.1.3.9 Floor area above the eaveline shall be incorporated into the roof structure and shall step back from the main building face for a minimum of 70% of the elevation.

4.1.4 Use-Specific Regulations

- 4.1.4.1 An Apartment Building development shall feature a ground-floor commercial use with Dwelling Units located above.
- 4.1.4.2 The maximum GFA of a Retail Sales store shall be 500 m².
- 4.1.4.3 Applications for a development with an Office on the ground floor will be evaluated in accordance with the following criteria in determining a proposal's effect on the streetscape:
 - a. At least 66% of the GFA for an Office use shall be located on the second floor of a building;
 - b. If more than 25% of the existing block face on which the proposed development is located does not have Retail Store or Eating and Drinking Establishment uses located at grade, an Office use shall not be located at the ground floor;
 - c. Notwithstanding (a) and (b) above, a development with an Office use located on the ground floor may be approved above under the following circumstances and subject to the Development Authority:
 - i. If the development faces an alley; or
 - ii. If more than 25% of the existing block face on which the proposed development is located is vacant at the time of the application; or
 - iii. If the development proposes a substantial enhancement to the public/private realm adjacent to the building, as determined by the Development Authority.
- 4.1.4.4 Deleted [2024-04]
- 4.1.4.5 Deleted [2024-04]
- 4.1.4.6 Deleted [2024-04]

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04 COMMERCIAL LAND USE DISTRICTS

4.1.4.7 Deleted [2024-04]

4.1.4.8 Deleted [2024-04]

4.1.4.9 Where contemplated, Employee Housing units shall be accessory to a principal use of a building. When that principal use is commercial, Employee Housing units shall be located above the ground floor.

4.1.4.10 When Employee Housing units are located on the same floor as a non-residential use, there shall be a physical separation of uses and separate entrances to the Employee Housing units, to the satisfaction of the Development Authority.

4.1.5 Design Requirements

4.1.5.1 Developments within this District shall comply with the regulations in Section 11: Community and Architectural Design Standards of this Bylaw.

4.1.5.2 A pedestrian-oriented streetscape shall be established incorporating such design elements as: wide sidewalks, arcades, pedestrian scale street lighting, bicycle parking, canopies, vestibules, façade treatments that are sensitive to sidewalk location on a site specific basis and permeability of façades by the use of glass and doors.

4.1.5.3 All businesses adjacent to a public street and/or sidewalk shall have a functional entrance that faces that street/sidewalk.

4.1.5.4 Where businesses have multiple street frontages, functional entrances may be required for each frontage at the discretion of the Development Authority.

4.1.5.5 Buildings on corner lots shall be designed to retain the key views as described in Section 11: Community Architectural and Urban Design Standards.

4.1.5.6 Applicants shall demonstrate that any proposed building preserves these views which will normally require that roof areas close to the corner are designed to be below the maximum permitted height. Buildings subject to this regulation will be allowed to achieve the maximum FAR of 2.0. Where variances to the District regulations may be required to achieve the maximum FAR, such variances may be supported by the Town provided the building and site design meet the relevant requirements of Section 11: Community Architectural and Urban Design Standards.

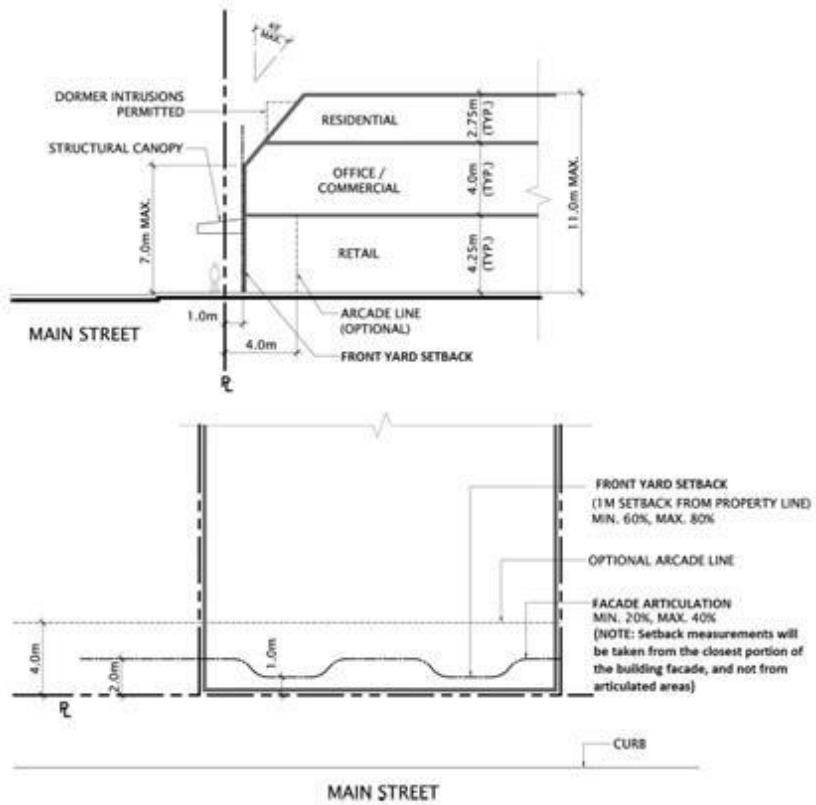
4.1.5.7 Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted to allow 20% of the building to exceed the maximum height by up to 20%. No height variances shall be granted beyond the 20% relaxation.

4.1.5.8 In order to achieve a pedestrian oriented streetscape, parking and loading shall be designed to minimize the visual impact and impacts on pedestrian activity. Techniques to achieve this may include structured parking, shared parking and intensive landscaping. Where structured parking is provided, it shall be integrated into the building design, preferably underground. Parking Structure buildings shall include retail, office and commercial service on a portion of the ground floor with direct access to the public sidewalk.

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4.1.8 Illustrations for Developments Located in the Town Centre

Figure 4.1-1



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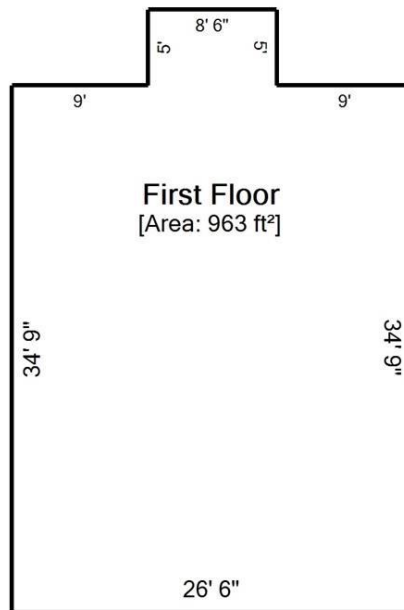
4.1.9 Schedule A



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Existing building outline:



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